

## **The Ouellette Place in Lewistown**

### **Outstanding Preservation Rehabilitation Project**

A stately brick building rises above Lewistown Montana, overlooking the Judith Mountains and that community's historic Main Street. Listed in the National Register of Historic Places for its association with the old St. Joseph's Hospital campus, it served the community for many years as the nurses' dormitory and school. After the hospital moved to another location, it stood vacant and languishing. Its renovation and reuse as part of a low-income housing development, called Ouellette Place Apartment Project, is a testament to the excellent results that can occur when strong partnerships combine with remarkable vision.



The City of Lewistown long recognized its need to alleviate a housing shortage that was putting a damper on economic development. The Lewistown Housing Advisory Committee responded with a bold project to convert this abandoned, aging hospital annex into much needed affordable housing. In 2006, the committee formed a nonprofit corporation – the Lewistown Community Development Corporation – to see the project through. The City of Lewistown donated the land and the building, and plans for funding the renovation and construction of two additional buildings moved forward.

Over the next four years, a complicated and productive partnership formed between the City, lead by Historic Preservation Officer Duane Ferdinand, the Lewistown Community Development Corporation lead by President Kathie Southworth, the Department of Commerce's HOME Program and Board of Housing, USDA-Rural Development, homeWORD, VITUS Innovative Development, CTA Architects, and Birdwell Builders. Each group brought expertise and enthusiasm, as well as a determination to see this important and much-needed project to fruition.

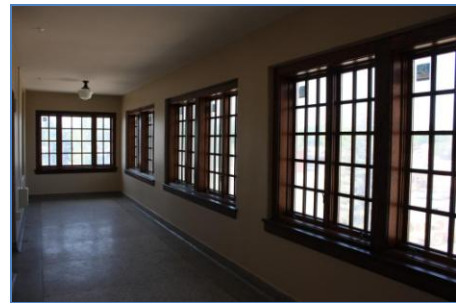


This is the third exemplary affordable housing project homeWORD has partnered in that focuses on innovative, sustainable housing in historic properties. VITUS Innovative Development brought their excellent track record of housing and preservation projects to the table – as well as a much-needed financial investment.



Lewistown's administration, planning office, historic preservation commission, and housing committee gave generously - in their unqualified support, time, and resources. The Department of Commerce's HOME program and Board of Housing, as well as the USDA-

Rural Development Program, were invaluable with their understanding and fiscal commitment. The physical restoration and construction fell to CTA Architects and Birdwell Builders, both of whom realized the vision through exceptional, high-quality design and execution.



The result is a total of 24 beautiful, functional, affordable homes, including eight in the renovated nurses dormitory and school, improving the quality of life for those lucky enough to live there, and enhancing the historic landscape of the community.

Lewistown's Ouellette Place Apartments Project, now owned by Ouellette Place Limited Partnership, embodies the best of partnership, public service, and historic preservation, and for these reasons, we bestow the Governor's Special Award for Historic Preservation.

